

PROPERTY OWNERS ASSOCIATION 3rd AMENDED MANAGEMENT CERTIFICATE FOR
AMBER CREEK ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Bexar §

1. Name of Subdivision: Amber Creek
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Amber Creek Association, Inc.
4. Recording Data for Association: Plat is filed at the County under Volume 9578, page 34.
5. Recording Data for Declaration and any amendments: Declaration is filed at the county under Doc No. 20070277897 Volume 13240, Page 432 in the official public records of Bexar County, Texas.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Amber Creek Unit 1. Recorded in the Official Public Records of Bexar County, Texas, Volume 15021, Page 60 Doc No 20110111626.

First Supplement to the Declaration of Covenants, Conditions and Restrictions, Amber Creek, Annexation of Sections 3A and 5A. Recorded in the Official Public Records of Bexar County, Texas, Volume 15328 Page 831 Doc No. 20120015698.

Notice of Filing of Dedicatory Instrument for Amber Creek Association, Inc. (Collection Policy and Payment Plan Guidelines, and Document Retention, Access, Production and Copying Policy). Recorded in the Official Public Records of Bear County, Texas, Volume 15309 Page 1538 Doc No. 20120007130.

Notice of Filing of Dedicatory Instrument for Amber Creek Association, Inc. (Bylaws). Recorded in the Official Public Records of Bexar County, Texas, Volume 15336 Page 519 Doc No. 20120018931.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Articles of Incorporation are filed with the county under Document number 20160119732.

The following resolutions dated 6/14/2016 are filed with the county under Doc No. 20160119732:

- Assessment Collection Policy
- Violation Enforcement Policy
- Application of Payments Policy
- Conflict of Interest Policy
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Electronic and Telephonic Action Policy
- E-mail Registration Policy
- Flag Display Guidelines
- Membership Voting Policy
- Payment Plan Policy
- Rainwater Collection Devices Guidelines
- Records Inspection Policy
- Religious Item Display Guidelines
- Roofing Material Guidelines
- Solar Energy Device Guidelines
- Standby Electric Generators Guidelines

Violation Enforcement Resolution dated 6/6/2016 is filed under Doc No. 20160185111

Amber Creek Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 20180192571.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. **Fee(s) related to Property Transfer:**

- **Administrative Transfer Fee - \$200.00**
- **Resale Package = \$375.00**
 - **Rush for Resale Package:**
 - **1 business day = \$120.00 / 3 business days = \$95.00**
 - **Add a Rush to an existing order = \$75.00 + Cost of a Rush**
 - **Update for Resale Package:**

- 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 11th day of November, 2021.

Amber Creek Association, Inc.

By: Shelby Welch
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

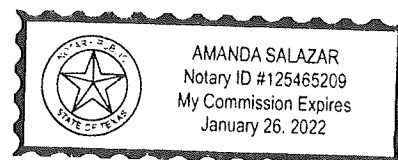
County of Bexar §

This instrument was acknowledged and signed before me on 11th
November, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Amber Creek Association, Inc., on behalf of said association.

Amanda Salazar
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20210316454
Recorded Date: November 12, 2021
Recorded Time: 10:14 AM
Total Pages: 4
Total Fees: \$34.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/12/2021 10:14 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk